



FULLY OCCUPIED DUPLEX FOR SALE

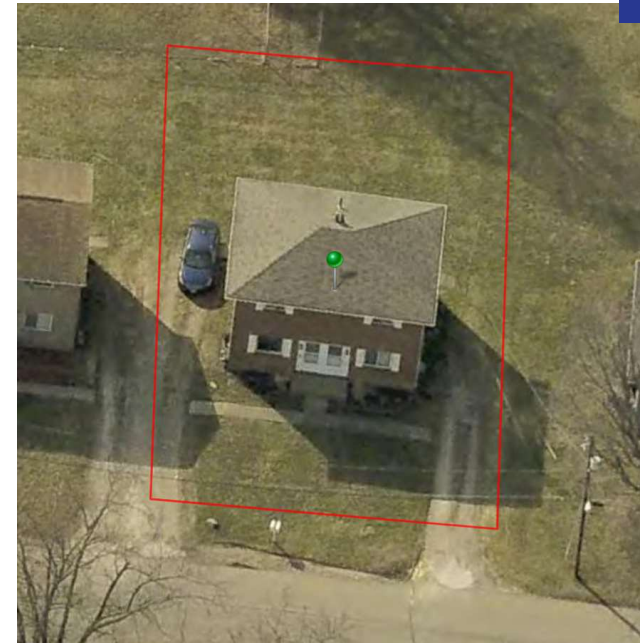
- 1,782 sq.ft. fully occupied Duplex
- Two story. Each unit has 2 bedrooms & 1 bathroom
- Built in 1966, sitting on .16 of an acre
- Located in Canton. Zoned CC_R1A, Single Family Residential

- Tenants pay gas, electric, water, sewer, trash & cable/internet/phone.
- Owner pays real estate taxes, landscaping, HVAC maintenance & snowplowing.
- 2023 Real Estate Taxes \$1,370.18 / yr
- Landscaping is \$500 / mo for both duplexes

Also sold as part of the 12 unit Twin Oakes portfolio. Inquire with agent for financials.

Spencer Hartung

Vice President, Senior Sales Associate
330.936.0276
spencer@putmanproperties.com



LOCATION DESCRIPTION

3015 Coventry Blvd NE, Canton, Ohio 44705

Located within the City of Canton. Parcel Number 225775

OFFERING SUMMARY

Sale Price:	\$180,000
Number of Units:	2
Lot Size:	0.16 Acres
Building Size:	1,782 SF
Year Built:	1966

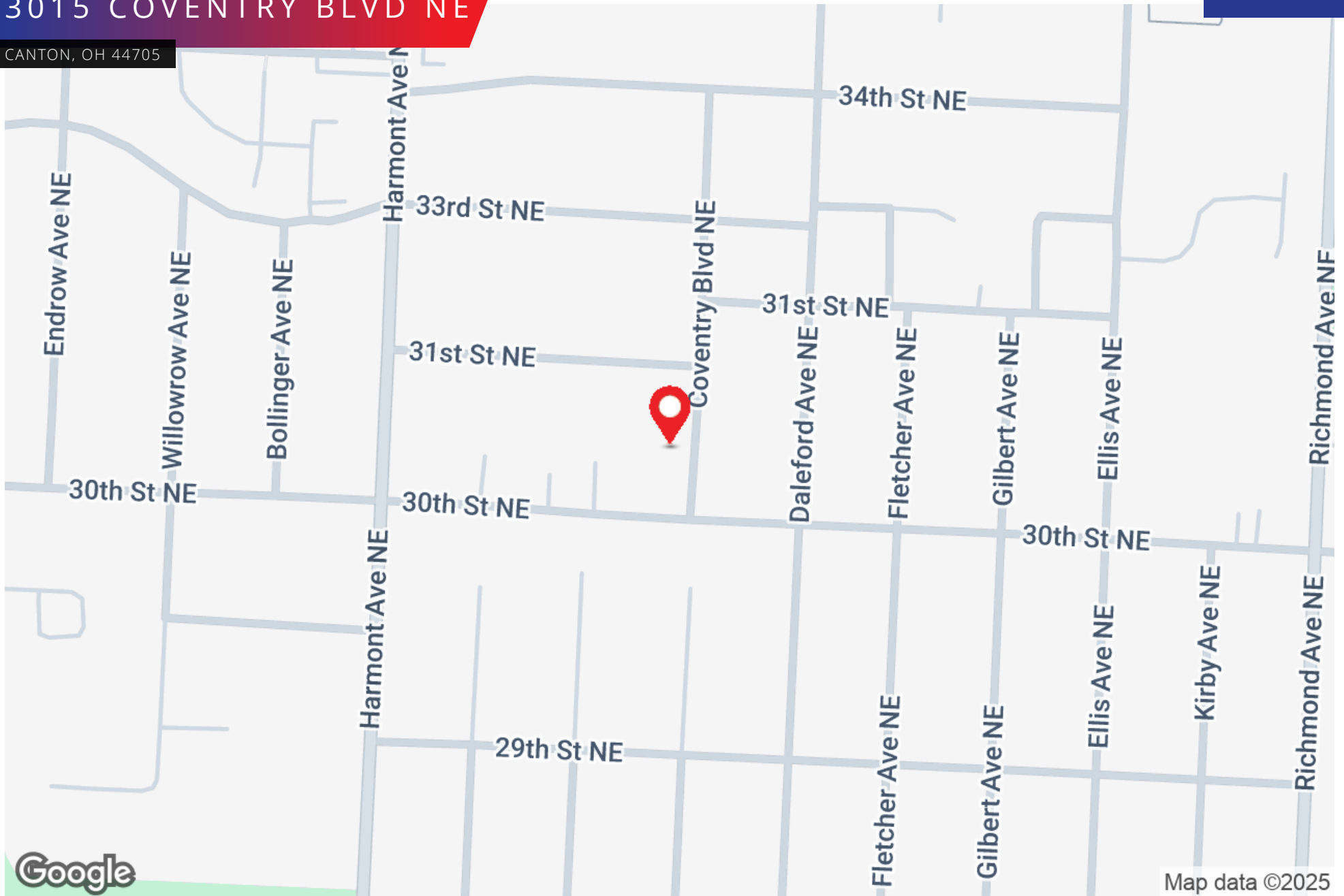
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3015 COVENTRY BLVD NE

CANTON, OH 44705

FOR SALE



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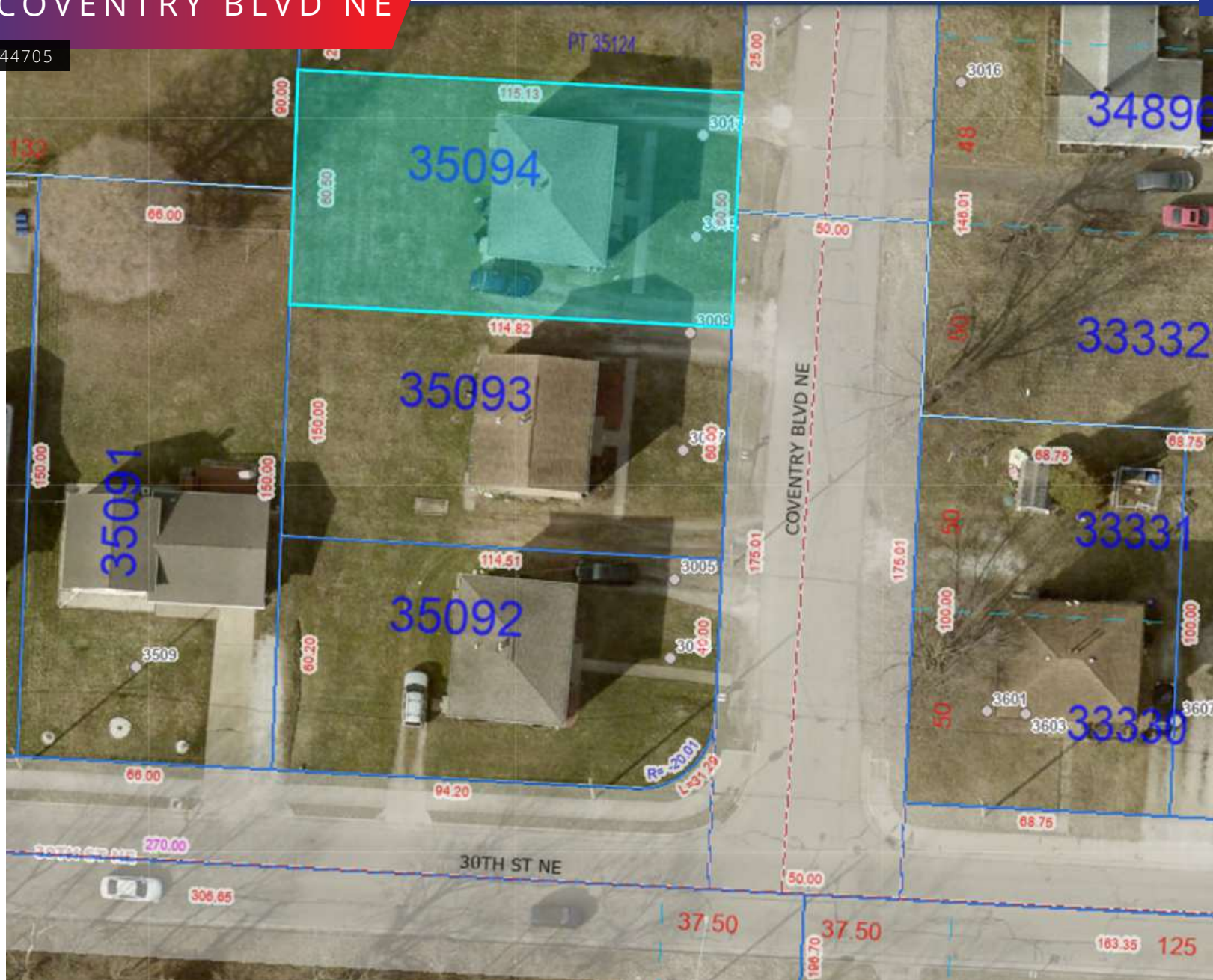


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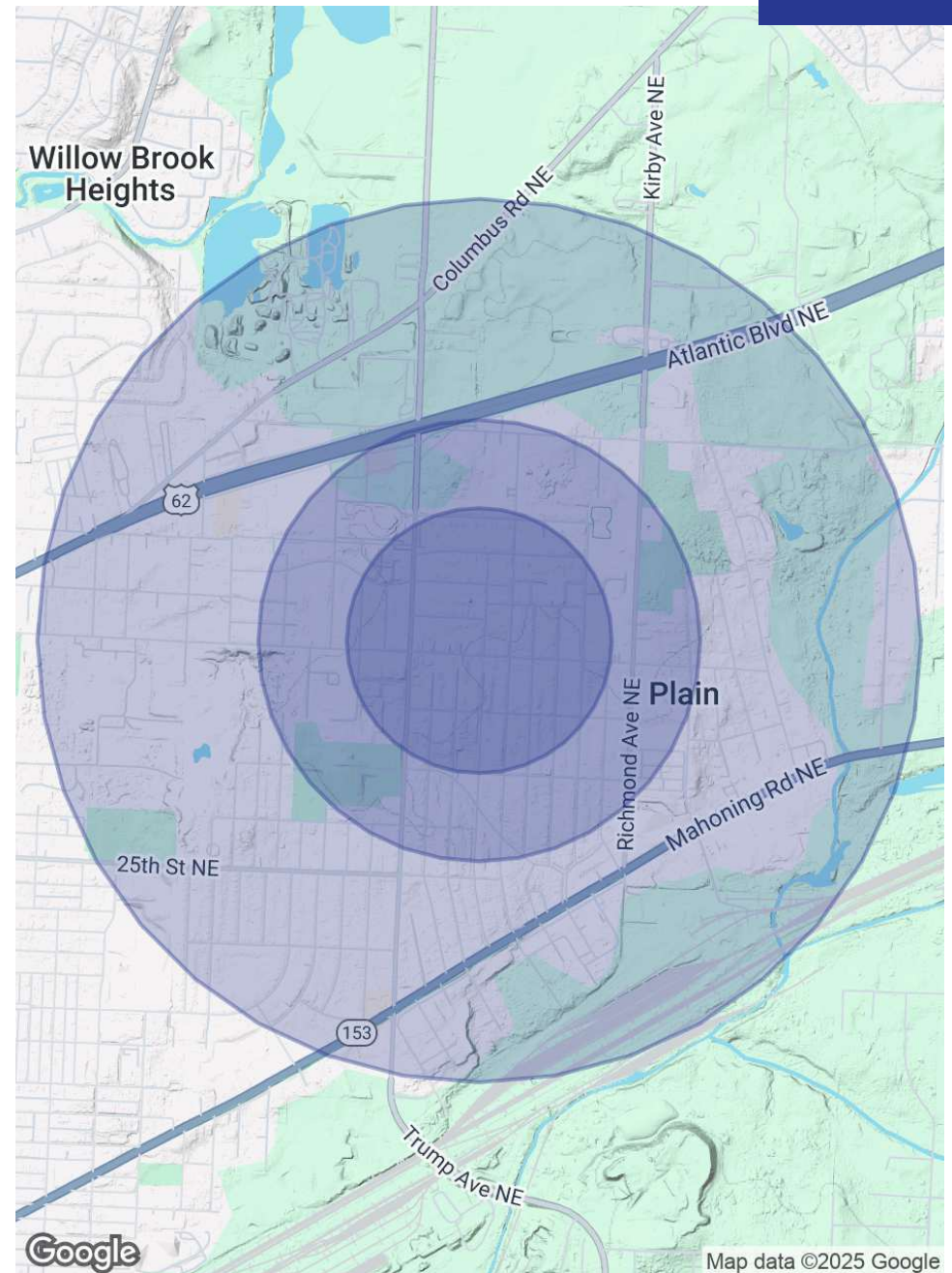
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,199	3,013	7,054
Average Age	39	39	39
Average Age (Male)	38	37	38
Average Age (Female)	41	40	41

HOUSEHOLDS & INCOME 0.3 MILES 0.5 MILES 1 MILE

Total Households	506	1,274	2,943
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$45,374	\$45,984	\$48,188
Average House Value	\$77,522	\$80,283	\$93,924

Demographics data derived from AlphaMap



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